

TIDEWATER

**533 Kirkham**  
**Oakland, CA**

# Tidewater + Oakland

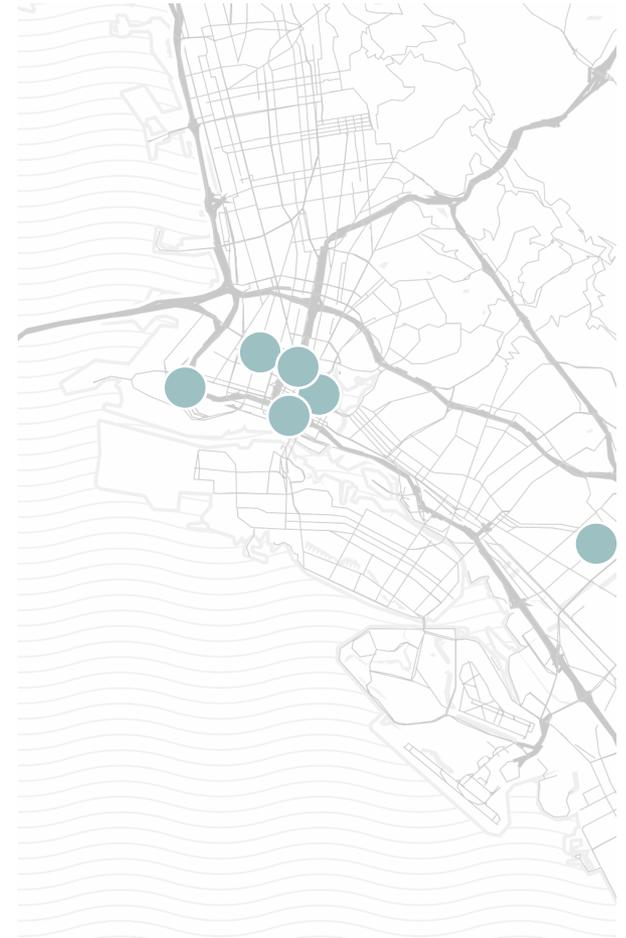
Our company is invested in Oakland and an engaged member of our community

- The Bay Area is our sole focus
- 60% of our portfolio is in Oakland
- Entitled, built, and own the Moxy Hotel
- Own & operate Eastmont Town Center
- 2 Surface parking lots (including Kirkham)
- 1 Office buildings (with ground floor retail)
- 1 Self storage facility (with ground floor retail)

“No other developer has shown the same sensitivity and support we experienced when Tidewater developed a hotel here. Their team was not only professional and first rate but also deeply caring about how our artists with disabilities might benefit from their project. Tidewater’s work has improved our neighborhood and made our non-profit more sustainable during these difficult years.”

**Tom Di Maria**

*Director Emeritus, Creative Growth Art Center*



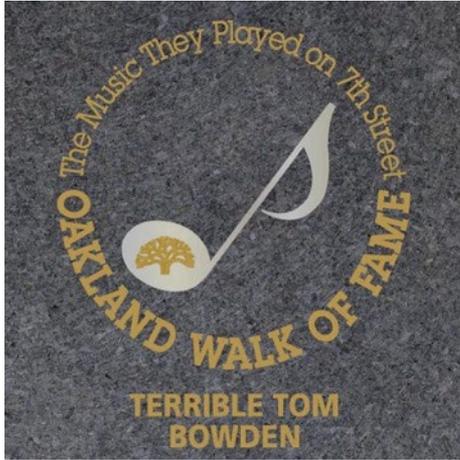
# Site Location

The site is adjacent to the West Oakland BART Transit Village and is a part of the West Oakland Specific Plan



# West Oakland – Surrounding Community

Make a positive impact in a community rich in history, art, and culture



# Current Conditions

The site is currently an underutilized surface parking lot

- Space for 191 cars
- Supports the equivalent of one full-time employee
- Average occupancy over the last three years has been about 70%
- Minimal tax revenue generated for the City of Oakland





# Project Overview

The project will add 289 units of mixed income housing

**289**  
Rental  
Apartments

**Studio**  
(Efficiency  
Dwelling Units),  
One, and Two  
Bedroom Units

**13**  
Below Market  
Units Restricted  
to < 50% AMI  
(Very Low  
Income)

**8 Story**  
85' Height  
Type III  
Structure

**40**  
Car Spaces

**95**  
Bike Parking  
Spaces

**3,000 sf**  
of Ground Floor  
Retail Space

**Zoning**  
S15-W  
160' Height Limit

# Community Engagement

Throughout our entitlement process, we have undertaken a thoughtful community engagement effort

- Engaged with retail, non-profits and immediate neighbors
- Presented project to the:
  - Prescott Neighborhood Council
  - Acorn / Oak Center NCPC
  - West Oakland Community Collaborative
- Held outdoor concert on lot
- Feedback / Questions
  - Retail – What is going in retail?
  - Affordability level
  - When will it be built?
  - Environmental clean-up?
  - Parking? Bike parking?
  - Workforce?





# Site Remediation

Throughout our entitlement process, we have undertaken a remediation plan with The Department of Toxic Substances Control (DTSC)

- Performed extensive onsite testing in 2021
- Site has soil that is impacted by metals
- Executed California Land Reuse and Revitalization Act (CLRRRA) agreement in 2021
- Drafted Site Remediation plan (also called Response Plan)
- DTSC performed Community Survey which was sent to 1,464 residents within 1/4 mile
- Completed Remediation plan which is now “Approvable” in eyes of DTSC
- Remediation Plan will be approved and issued following:
  - Completion of Public Comment / Question Period – Begins January 2024
  - Approval of Entitlements



# Project Benefits

The project generates significant benefits for the local community

1

Supporting  
Approximately 150  
Construction Jobs

2

Building 13 On-Site  
Below Market  
Rate Units

3

Goal of 20%  
Local Hire

4

Partner with NAMC  
on Minority-Owned  
Contractor  
Participation

5

Supporting Local  
Businesses with  
Additional Residents

6

Contributing \$4 million  
in Impact Fees

7

Contributing  
\$17 million in  
Incremental Taxes  
Over 10 Years







# Floor Plan – Level 2





# Today vs. Tomorrow

This project is an opportunity to help support the positive evolution of our community by taking a challenged, underutilized site and transforming it into a model of dense, mixed income housing



- 1 full-time equivalent employee
- Underutilized parked parking lot
- Minimal tax revenue



- 150 construction jobs
- 10 full-time equivalent employees
- 13 BMR units - Very low income
- \$17 million in incremental tax revenue

**TIDEWATER**

[tidewatercap.com](http://tidewatercap.com)  
San Francisco, CA